

**NEWFIELDS PLANNING BOARD MEETING  
AUGUST 17, 2006**

**Attendance:** William Meserve, Michael Price, Elliot Alexander and Town Planner Reuben Hull. Absent from the meeting were John Hayden, Michael Todd and Selectmen's Representative Janet Smith.

**Paul Watson-Preliminary Discussion-Map 208 Lot 2.1**

Paul explained to the Board that the proposed lot to be subdivided will be 2 acres. The acreage of the total parcel is 13.23 acres. He will be requesting a waiver from the full boundary survey requirement. Topography will be done on the newly created lot. Road Agent Brian Knipstein will have to be contacted regarding the driveway permit. Reuben mentioned that the Board will be giving a copy of the subdivision plan to the fire chief, road agent and police department for comments. Paul said he would like to have restrictions placed on the lot in regards to buffers and stone walls being left untouched. Reuben informed him that as the applicant he has the ability to establish any covenants and stipulations that he wishes. Paul needs to have a formal survey completed prior to coming before the Board.

**Carl Dixon-Preliminary Hearing**

Reuben informed the Board that this application for a one lot subdivision will be noticed for the September meeting. Last month the issue with the conflict in the written description of zoning district boundaries and the zoning map was discussed. The lot is in the residential district and located between the two entrances of the Evergreen Estates Subdivision. The proposed lot will be 2 acres and will have a common driveway with the parent parcel. The Department of Transportation is requiring that the existing driveway be eliminated and a shared driveway be put in for site distance reasons. The application has been submitted and meets the zoning requirements. The applicant is in the process of getting the State septic design and State subdivision approval.

**Barbara Byrne, 286 Piscassic Road-One Lot Subdivision Map 211 Lot 3**

Barbara Byrne proposes to create a new lot of 3.65 acres on Map 211 Lot 3 with the remaining lot being 21.75 acres. The new lot will be adjacent to John Hayden's 3.59 acre parcel and will have a shared driveway because of inadequate site distance for two driveways onto Route 87. The entire parcel is in a conservation easement and this lot was set aside for future subdivision at the time the conservation plan was accepted.

Reuben informed us that the application is complete and recommended acceptance. A motion was made by Mike Price and seconded by Elliot to accept the application for discussion. All were in favor and the motion carried.

The applicant has requested a waiver to allow the plan without High Intensity Soil Survey mapping. Reuben noted that the mapping would not provide any substantive information and the waiver is justified. He recommends its acceptance. A motion was made by Mike Price and seconded by Elliot to grant the waiver to allow the plan without HISS mapping. All were in favor and the motion carried.

Reuben informed the Board of the recommendations that he has suggested prior to approval. The no-cut zones need to be added to the plan. Any review fees need to be paid in full and recording fees for the Registry of Deeds need to be submitted to the Town Office. The State Subdivision approval has been received and the number needs to be added to the plan. Wetland buffer zone markers need to be put in place. These markers will need to be set prior to the issuance of any building permit. He also suggested that documentation be submitted from John Hayden acknowledging and allowing the shared driveway.

A motion was made by Mike Price and seconded by Elliot to conditionally approve the plan. All were in favor and the motion carried. The following are the conditions of approval:



Bruce will place the wetland buffer zone markers to designate the wetland boundaries.

A motion was made by Mike Price and seconded by Elliot to conditionally approve the application. All were in favor and the motion carried. The following are the conditions of approval:

- ) Add signature block to the plan for signature by the Planning Board.
- ) Add signature block to the plan for signature by the Owner.
- ) Add a note to the plan to identify that wetland buffer zone markers are to be set prior to the issuance of any building permit for the newly created lot. Monumentation of the new lot is to include "no-cut" zone markers, where appropriate, within wetland buffer zones. Marker requirements are described under Zoning Ordinance Section 7.6.3.1 as follows: "For land proposed to be developed, buffer zones as defined within this subsection shall be permanently delineated with authorized Town of Newfields markers at intervals not to exceed 75'."
- ) NHDOT driveway permit number to be added to the plan.
- ) Payment of any outstanding application and review fees.
- ) Submission of a check to the Town Clerk for recording and copies, payable to Rockingham County Registry of Deeds, in the amount of \$32.00 per plan sheet to be recorded.

#### **Newbrook**

There was no one present from Newbrook. A motion was made and seconded to continue the hearing until next month's meeting.

Reuben informed the Board that he received a call regarding the sign regulations for the installation of a sign at the post office. The Board also talked about designating two parking spaces along the front curb line for employees only. All were in agreement that it was a good idea.

Bill brought up the CIP again. He suggested informing department heads of the importance of establishing a current CIP and schedule them to meet with the Planning Board.

A motion was made by Mike Price and seconded by Elliot to approve the July minutes with minor changes. The motion carried and the minutes as amended were accepted.

The meeting adjourned at 8:38pm.

The next regularly scheduled meeting will be Thursday September 21, 2006 at 7:00pm.

Respectfully submitted,

Sue McKinnon